



31 LONDON ROAD

CHELTENHAM
GL52 6EY

la AGENCY

CHELTENHAM & THE COTSWOLDS
BESPOKE ESTATE AGENCY

A BEAUTIFULLY
PRESENTED PERIOD
TOWNHOUSE,
OFFERING AN ELEGANT
AND VERSATILE
FAMILY HOME IN A
SOUGHT-AFTER SETTING.

OVER 2,200 SQ FT
FOUR BEDROOMS | TWO BATHROOMS
TWO SITTING ROOMS
KITCHEN | STUDY
TERRACE | GARDEN
SUMMER HOUSE

ONE BEDROOM SELF CONTAINED
GARDEN FLAT



This Grade II listed property, combines elegant period architecture and rare versatility. London Road presents an outstanding opportunity to acquire a highly individual home in a sought-after Cheltenham setting.

Set back behind a private front garden, this elegant period townhouse extends to more than 2,200 sq ft. Its distinguished façade, characterised by tall sash windows and an ornate balcony, creates an impressive first glimpse of this distinctive Cheltenham home, which also includes a self-contained one-bedroom garden apartment.





Inside, the house has an abundance of original detail, with intricate cornicing, panelled doors, decorative fireplaces and stripped timber floors. Two sitting rooms provide wonderfully versatile spaces for both everyday living and entertaining, while generous sash windows fill the interiors with natural light and frame leafy views to the front. The kitchen is relaxed and welcoming, with ample space for dining and doors opening directly onto the terraced garden.





Across the upper floors are four bedrooms, one with an en suite bathroom and a further family bathroom. The bedrooms offer far-reaching views across Cheltenham and towards the surrounding countryside.



The self-contained garden apartment adds exceptional flexibility, providing independent accommodation for guests or extended family, as well as the potential to generate additional income.





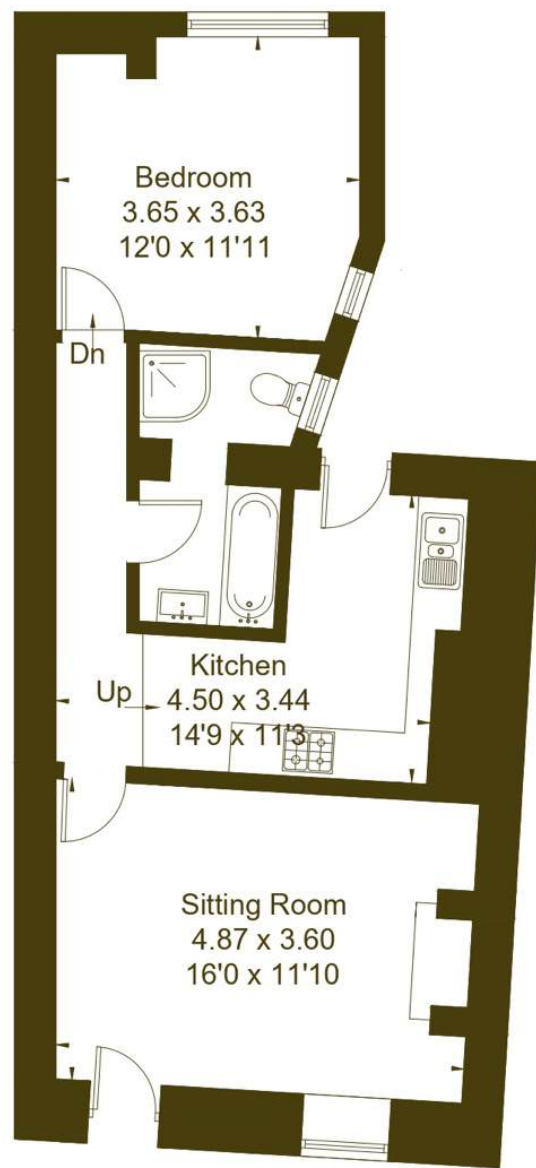
To the rear, the beautifully arranged courtyard garden provides a private setting for outdoor dining and relaxation, with generous paved terraces, mature planting, a summer house and convenient rear access.

LOCATION

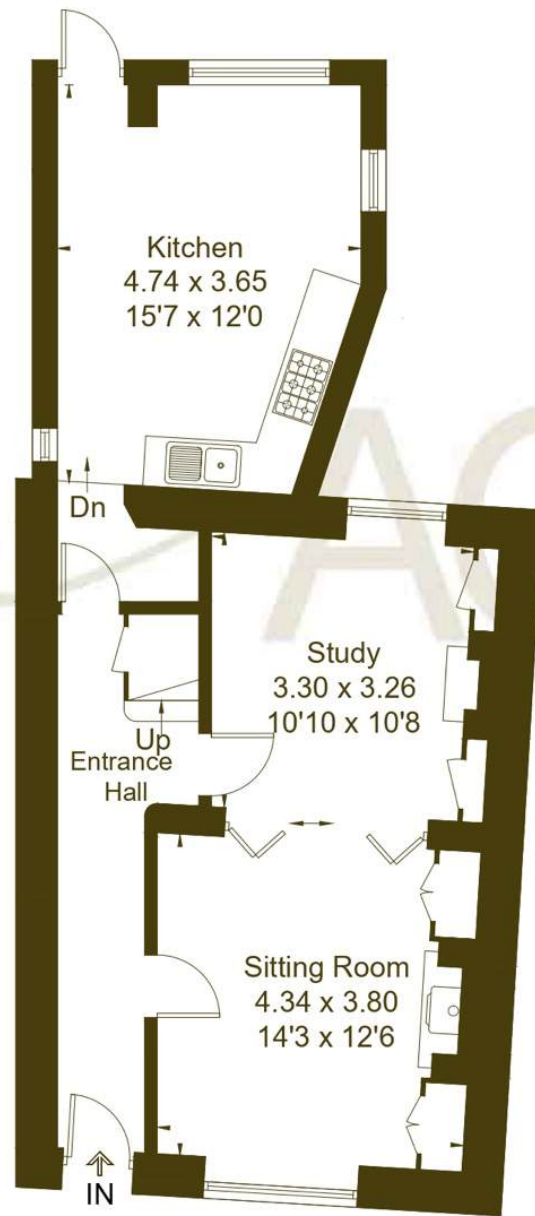
London Road is well situated, being close to both the centre of Cheltenham and Charlton Kings, each offering a good selection of shops, bars, cafes along with excellent world-renowned schooling. There is good road access to London, Oxford and Birmingham via M40/M5 and A419.



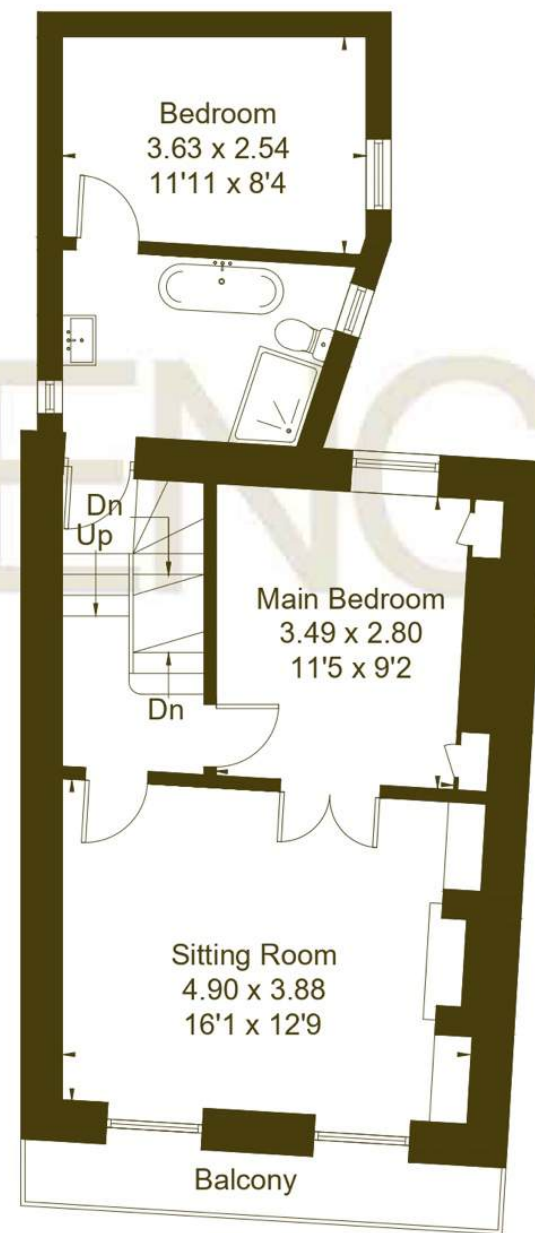
Approximate Floor Area = 206.4 sq m / 2222 sq ft
Outbuilding = 8.2 sq m / 88 sq ft
Total = 214.6 sq m / 2310 sq ft



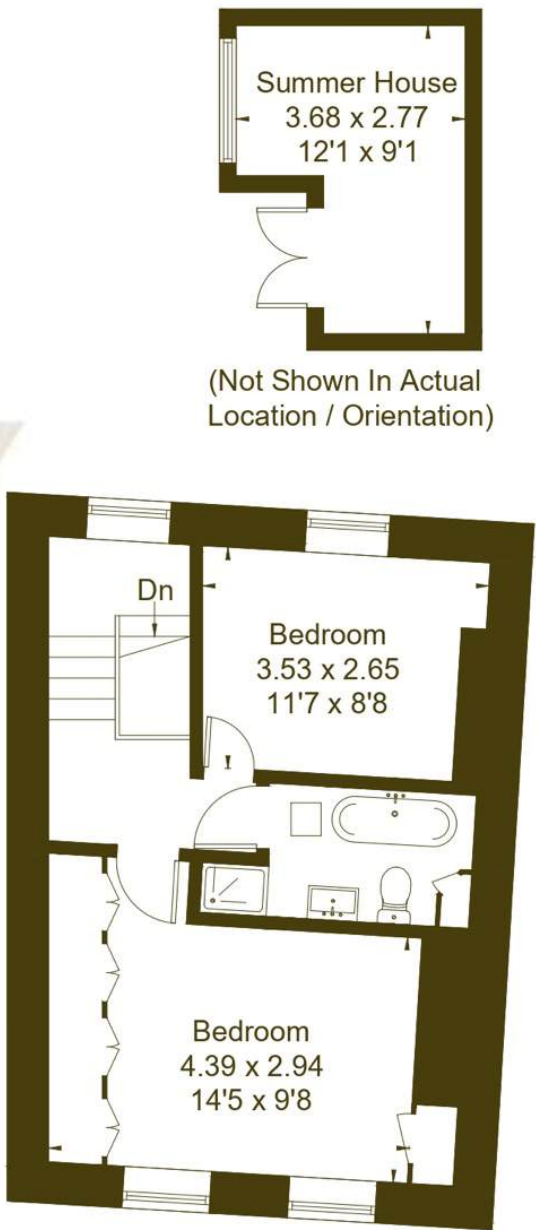
Lower Ground Floor



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114122

A RARE OPPORTUNITY
TO ACQUIRE A
CHARMING GRADE II
LISTED FAMILY HOME,
RICH IN PERIOD
CHARACTER AND
SET IN ONE OF
CHELTENHAM'S
MOST DESIRABLE
LOCATIONS.

